

# 1301

## 4<sup>TH</sup> AVENUE NW

ISSAQUAH, WA

AVAILABLE  
FOR LEASE



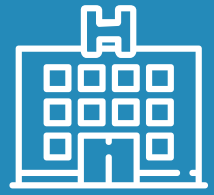
**3,375 SF**

CLASS A MEDICAL OFFICE  
OR OFFICE SPACE

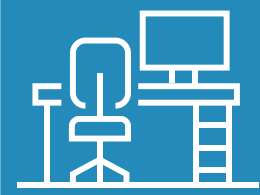
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**CBRE**

# PROPERTY HIGHLIGHTS



STATE-OF-THE-ART  
MEDICAL OFFICE  
BUILDING



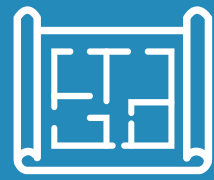
CLASS A  
OFFICE SPACE



TENANT MIX: ENT,  
GASTROENTEROLOGY,  
ENDOSCOPY,  
SURGERY CENTER



PARKING RATIO:  
4.6/1,000 RSF



FLEXIBLE FLOOR  
FLOORPLATE  
AVAILABLE



HVAC IN PLACE



EASY ACCESS TO  
I-90 AND SWEDISH/  
ISSAQUAH



COVERED LOAD/  
UNLOAD ZONE



**3,375 SF AVAILABLE**



## FLOOR PLAN



**3,375 RSF**



**1301**  
4<sup>TH</sup> AVENUE NW



# 1301

## 4<sup>TH</sup> AVENUE NW

ISSAQUAH, WA

FOR MORE INFORMATION, PLEASE CONTACT:

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